



RAMIREZ REAL ESTATE

EXQUISITE GROUND LEVEL RESIDENCE

191-8288 207A STREET | LANGLEY | V2Y 0L2



2 BEDROOMS

2 BATHROOMS

1,102 SQ FT

PRIVATE YARD

DESCRIPTION

Stunning ground floor retreat with private patio and pet-friendly artificial turf area in the desirable Yorkson Creek Community! This impeccably designed 2-bedroom residence boasts ensuite baths in each bedroom and a versatile flex room with closet. Lavish features include luxurious granite countertops, heated bathroom floors, air conditioning, and sleek stainless steel appliances, including a convenient built-in microwave. Enjoy the elegant touch of solid core interior doors and the convenience of updates like newer laminate flooring, stylish tile backsplash, and fresh paint throughout. With 2 parking spaces and a secure mini-garage storage locker complete with its own electrical outlet, your comfort and security are ensured. Ideally situated near Yorkson Community Park, schools, public transit, dining, and shopping, this home offers both luxury and convenience.

SPECIFICATIONS

STYLE OF HOME: ONE STOREY

YEAR BUILT: 2013

WATER SUPPLY: CITY/MUNICIPAL

FEATURES: CLOSE TO SCHOOLS AND REC

ROYAL LEPAGE **
ELITE West

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Presented by:
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Active
R2882136
Board: F
Apartment/Condo

191 8288 207A STREET

Langley
Willoughby Heights
V2Y 0L2

Residential Attached

\$749,900 (LP)
(SP)



Sold Date:	If new,GST/HST inc?:	Original Price: \$749,900
Meas. Type:	Bedrooms: 2	Approx. Year Built: 2013
Frontage(feet):	Bathrooms: 2	Age: 11
Frontage(metres):	Full Baths: 2	Zoning: MULTI
Depth / Size (ft.):	Half Baths: 0	Gross Taxes: \$3,181.98
Sq. Footage: 0.00		For Tax Year: 2023
Flood Plain:	P.I.D.: 029-008-719	Tax Inc. Utilities?: No
View: :		Tour: Virtual Tour URL
Complex / Subdiv: YORKSON CREEK		
First Nation		
Services Connctd: Electricity, Storm Sewer		
Sewer Type: City/Municipal	Water Supply: City/Municipal	

Style of Home: **1 Storey, Ground Level Unit**
Construction: **Frame - Wood**
Exterior: **Stone, Vinyl, Wood**
Foundation: **Concrete Perimeter**

Renovations:
of Fireplaces: **1** R.I. Fireplaces:
Fireplace Fuel: **Electric**
Fuel/Heating: **Baseboard, Electric**
Outdoor Area: **Fenced Yard, Patio(s)**
Type of Roof: **Asphalt, Tar & Gravel**

Reno. Year:
Rain Screen:
Metered Water:
R.I. Plumbing:

Total Parking: **2** Covered Parking: **1** Parking Access: **Front**
Parking: **Garage; Underground, Visitor Parking**
Dist. to Public Transit: **1 Block** Dist. to School Bus: **1 Block**
Title to Land: **Freehold Strata**
Property Disc.: **Yes**
Fixtures Leased: **No**
Fixtures Rmvd: **No**
Floor Finish: **Laminate, Tile, Carpet**

Legal: **STRATA LOT 2, PLAN EPS1269, SECTION 26, TOWNSHIP 8, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V**

Amenities: **Air Cond./Central, In Suite Laundry, Storage**

Site Influences: **Private Yard**
Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Pantry**

Finished Floor (Main): **1,102**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,102 sq. ft.**
Unfinished Floor: **0**
Grand Total: **1,102 sq. ft.**

Units in Development:
Exposure:
Mgmt. Co's Name: **Premier Strata Services**
Maint Fee: **\$337.45**
Maint Fee Includes: **Garbage Pickup, Gardening, Hot Water, Management, Snow removal**

Tot Units in Strata: **166** Locker: **Yes**
Storeys in Building: **5**
Mgmt. Co's #: **604-371-2208**
Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allowed**

Restricted Age: # of Pets: **2** Cats: **Yes** Dogs: **Yes**
or % of Rentals Allowed:
Short Term(<1yr)Rnt/Lse Alwd?: **No**
Short Term Lse-Details:

Suite: **None**
Basement: **None**
Crawl/Bsmt. Ht: # of Levels: **1**
of Kitchens: **1** # of Rooms: **7**

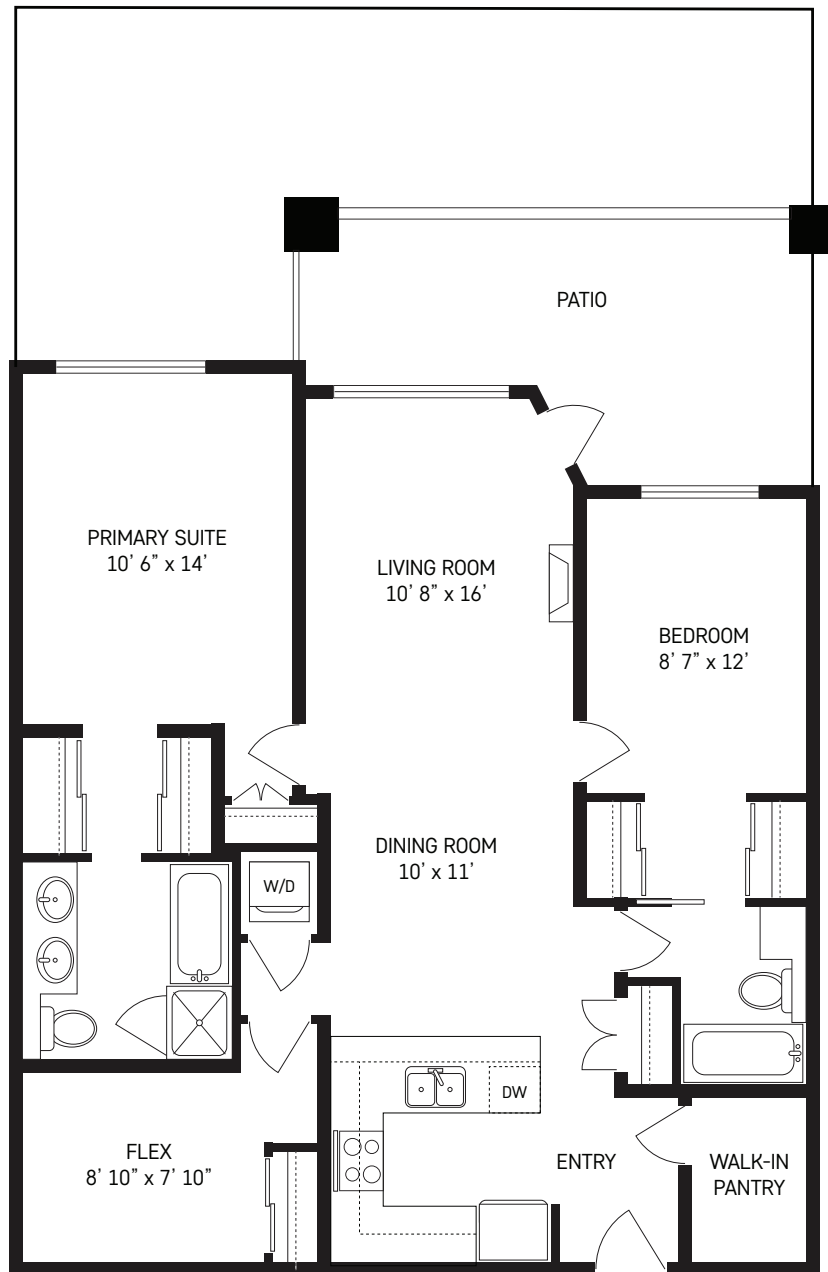
Floor	Type	Dimensions	Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
Main	Living Room	16'0 x 10'8			x	1	Main	5	Yes
Main	Dining Room	10'1 x 11'0			x	2	Main	4	Yes
Main	Kitchen	11'4 x 9'7			x	3			
Main	Primary Bedroom	10'6 x 14'0			x	4			
Main	Bedroom	8'7 x 12'0			x	5			
Main	Flex Room	8'10 x 7'10			x	6			
Main	Pantry	4'6 x 6'0			x	7			
		x			x	8			

Listing Broker(s): **Royal LePage Elite West**

Gorgeous Ground Floor suite with Patio and artificial lawn area, perfect for your furry friends in Yorkson Creek!! Fantastic Design in this 2 Bedroom (both with ensuite) & flex room (with closet) This beautiful home features High End finishings with granite countertops, heated bathroom floors, air conditioning, stainless steel appliances, built-in microwave, solid core interior doors to name a few. Updates include newer laminate flooring, tile backsplash, fresh paint & more. There are 2 parking stalls & a secure mini garage storage locker adjacent to one of the parking stalls with its own electrical outlet. Excellent safe location close to Yorkson Community Park, School, Transit, Restaurants & Shopping. Book your private showing today.



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